

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - September 15, 1971

Appeal No. 10905 National Bank of Washington, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with the absence of Messrs. Scrivener and Mackey, the following Order of the Board was entered at the meeting of September 21, 1971.

EFFECTIVE DATE OF ORDER - Nov. 11, 1971

ORDERED:

That the appeal for permission to continue parking lot for 5 years at 2900 Alabama Avenue SE., Lots 815 and 817, Square 5641, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-5-B District.
2. The property is presently used as a parking lot for bank customers and employees.
3. The southeast neighbors registered objection at the public hearing as to the granting of this appeal.
4. The opposition submitted photographs showing the lots retaining wall was in need of repair.
5. All other facts remain the same as in BZA Order No. 8862.

OPINION:

We are of the opinion that the continuation of this parking facility will not create any dangerous or otherwise objectionable conditions, that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity. However, the certificate of occupancy shall not issue until the conditions hereafter set forth in this Order are complied with.

This Order shall be subject to the following conditions:

[a] Permit shall issue for a period of one year, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.

[b] Appellant shall repair the existing retaining wall.

[c] All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

[d] An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

[e] No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

[f] Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

[g] All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly apperance.

[h] No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.

[i] Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

Appeal No. 10905
November 11, 1971
PAGE 3

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____
GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.